



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 45
Comm #: 53911-9766-00
BRRTS #: 03-11-002129
Site Name: Elsing Oil Co
Site Address: 200 US Hwy 51, Arlington, 53911
Site Manager: Denise Nettesheim
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3209
e-mail: [mailto: denise.nettesheim@wisconsin.gov](mailto:denise.nettesheim@wisconsin.gov)
Bid Manager: Brian F. Taylor
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 266-0593
e-mail: [mailto: Brian.Taylor@Wisconsin.Gov](mailto:Brian.Taylor@Wisconsin.Gov)

Bid-Start Date:	September 18, 2006
Questions must be received by (See Section 2 (B)):	October 2, 2006, 4:00 PM
Responses will be posted by (See Section 2 (B)):	October 20, 2006
Bid-End Date and Time:	November 3, 2006, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Madison, 1 E Main, Madison, WI 53703

Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

A) Bid Manager Comments

1) General Comments:

The site currently is an active retail gas station and four underground storage tanks (USTs) and associated pump islands are present. Six above ground storage tanks (ASTs) and five USTs formerly occupied the site (two were abandoned in place). In January 1994, a catastrophic release of 3,000 gallons of gasoline from one of the 20,000 gallon ASTs occurred.

The site is underlain by variable layers of glacial till to 15 to 20 ft. below ground surface (bgs) where bedrock is encountered. The bedrock is primarily sandstone however there are discontinuous layers of siltstone, shale, and dolomite present in the sandstone. However, some boring logs are inconsistent and incomplete. Drilling conditions are difficult due to the varying competencies of the bedrock layers. There are discontinuous zones of perched water in the silty sandstone. The regional water table is present at approximately 85 ft. bgs. Perched water areas are present starting at 20 to 40 ft. bgs. There are also dry wells screened at the same depths as the perched layers. Screens in the monitoring wells range from 15 to 20 feet in length. Groundwater flow direction is generally towards the south. Groundwater movement is vertically downward from the perched layers to the water table. Hydraulic conductivity in the sandstone ranges from 2.7×10^{-5} to 6.1×10^{-4} cm/s.

Between 1994 and 2002, 21 monitoring wells were installed, six shallow (well depths 25 to 35 ft.); ten intermediate (well depths 45 to 76 ft.); four deep water table wells (well depths 90 to 95 ft.).

Free product has been documented in three on-site monitoring wells (MW-1A, MW-4, MW-8) that are screened in the perched water layers. A maximum thickness of eight feet has been measured in monitoring well MW-1A. Free product removal has consisted of the use of a recovery pump, hand bailing, and passive recovery canisters with approximately 40 gallons of product removed to date.

Site soils, geology and hydrogeology (ie. perched water table), and the extent of free product complicate remedial options.

A dual phase pilot test (groundwater and soil vapor extraction) was performed using a high capacity vacuum pump truck at the site in September 2005. Bidders shall review the results of the pilot test in the February 2006 document titled, *Site Update and Remedial Action Options Report* that is available in the DNR file or from the copy shop. A recovery well (RW-1) was installed for the pilot test. Approximately 15 feet of free product was present in the recovery well prior to the pilot test and 8.5 feet was present after the groundwater pumping test was completed. Two monitoring/observation wells (MW-27 & MW-28) were also installed for the pilot test.

The property is currently served by municipal water. The on-site private potable well was abandoned in 2003.

2) Minimum Remedial Requirements:

Vacuum Truck Dual Phase Extraction

Conduct one year of aggressive monthly free product removal and soil vapor extraction utilizing a high capacity vacuum truck. Extraction events shall be conducted on recovery well (RW-1) and additional recovery wells if needed.

During each monthly vacuum extraction site visit, water level elevations and free product thickness must be measured at each recovery well and, in addition, free product thickness shall be measured at any monitoring well containing free product.

The consultant must determine the most effective ways to extract the most quantities of free product and vapor phase contaminants as possible. After the first extraction event, the consultant shall make recommendations to DNR project manager and Commerce bid manager on the best techniques to achieve maximum contaminant removal. The results of the first extraction event will be evaluated by the consultant and DNR and Commerce for possible changes in procedure to achieve optimum results during later monthly extraction events.

It is expected that bidders have reviewed the pilot test results in the February 2006 report prior to submitting a bid response.

The DNR project manager and Commerce bid manager shall be notified at least two weeks in advance of the first pumping/extraction as well as monitoring well installation events to allow for observation of the on-site activities.

The first monthly vacuum truck event must be conducted before any monitoring wells are installed.

The recharge rate (free product & groundwater) of the recovery well(s) shall be measured and recorded after each pumping event. Pumping/vapor extraction durations, product recovery quantities, pumping rates, vacuum pressures, drawdown and vacuum measurements, and radius of influence observations shall be recorded for each individual well at each pumping event.

Total quantities of soil vapor contaminant mass removed must be measured for each vacuum event at each recovery well. Vapor samples shall be analyzed for total VOCs and benzene and results must be tabulated.

The volume of free product and groundwater recovered shall be recorded and substantiated with disposal receipts.

Submit monthly summary reports to DNR and Commerce that includes the required information discussed above. The summary report must be submitted prior the next scheduled monthly extraction event.

Installation of Additional Recovery wells

The need for and actual locations of additional recovery well(s) will be determined by the DNR project manager based on recommendations from the consultant after receiving results of the first day of vacuum extraction activities.

If it is determined that additional recovery wells are needed, the cost cap may be adjusted accordingly. Therefore, on page two of the bid response, include contingency costs to install additional recovery wells for vacuum truck extraction of free product and soil vapor contaminant mass.

For purposes of the bid, the wells shall be four inches in diameter, and screened from 40 to 70 feet below ground surface (bgs). Hydraulic conductivity shall be measured at each of the recovery wells. The recovery well locations and elevations shall be properly surveyed.

Monitoring Well Replacement

Monitoring well MW-10 could not be sampled last round and is possibly damaged. MW-10 shall be attempted to be sampled with a 1 inch bailer instead of a 2 inch bailer to see if a water sample can be collected. If MW-10 cannot be sampled, properly abandon and replace MW-10 (new well MW-10R). MW-101B was installed in May 2005 and is dry. Properly abandon and replace MW-101B (new well MW-101BR). Also, install a deep water table well nested with monitoring well MW-11 (new well MW-11B). The replacement wells should be installed within ten feet of the original location of the wells. Wells should be constructed with 15 ft. screens to 95 ft. deep. All wells shall be installed after the first monthly vacuum pumping event and before the second monthly vacuum event to help facilitate just one mobilization of a drill rig.

Depending on calculated (deep) regional water table groundwater flow direction, an additional water table monitoring well may have to be installed near MW-7R (new well MW-7RB). Therefore, on page two of the bid response, include contingency costs to install an additional deep water table well.

All new and replacement monitoring wells shall be surveyed into the existing well network.

For recovery wells and monitoring wells, it is likely that both hollow stem auger and air rotary drilling methods will be required. The soil/bedrock geologic profile must be completely characterized from surface to the bottom of the borings. Detailed boring logs, well construction diagrams, and well development forms must be completed for all newly constructed wells. Installation of wells must comply with ch. NR 141, Wis. Adm. Code.

Soil Boring Investigation

The vertical extent of soil contamination in the source area (location of former ASTs) needs to be defined. Advance one boring in the exact footprint of the former AST that was believed to cause the release. Continuous field screening must be performed and a minimum of two soil samples must be collected in the borehole and analyzed for PVOCs and naphthalene. The direct contact (0-4 ft. below ground surface) interval must be evaluated (soil sample collected). A boring log must be completed and borings must be appropriately abandoned. For purposed of the bid, advance the boring to 24 feet bgs.

Groundwater Monitoring

Conduct two years of groundwater sampling and analysis according to the following schedule. Analyze groundwater for petroleum volatile organic compounds (PVOCs) in all wells except for the following: For the new monitoring wells, and all existing wells in the quarterly and semi-annual schedule, analyze for volatile organic compounds (VOCs) instead of PVOCs in the first sampling round. One full year of groundwater sampling must be conducted after vacuum extraction events cease.

Wells	Quarterly	Semi-Annually	Annually
MW-1A, MW-4, MW-7R, MW-7RB*, MW-8, MW-10R, MW-11B, MW-24R, MW-101BR	X		
MW-3, MW-9*, MW-21*, MW-27, MW-28		X	
MW-2, MW-5, MW-6, MW-11, MW-12, MW-20, MW-25			X

*Note: MW-7RB is a contingent well. MW-9 had an obstruction in it in the last sampling round. Attempt to sample the well using a 1 inch bailer. Monitoring well MW-21 is dry or often dry. (For purposes of the bid, assume wells are not dry or obstructed).

Groundwater elevations must be measured in all monitoring wells, reported in tabular form, and water table groundwater flow diagrams prepared for each sampling round. Horizontal gradients must be calculated. Groundwater sample results tables shall include all historical groundwater sampling results.

Waste Disposal

The bid response shall include costs for disposal of all wastes from all activities conducted under this bid scope.

Reporting

Provide a summary report after each monthly vacuum truck recovery event including the information discussed above in the vacuum truck extraction section. The monthly summary reports must be submitted to DNR and Commerce) before the next scheduled monthly extraction event. Each monthly summary should include tabulated historical quantities of free product, contaminated groundwater, and vapor contaminant mass removed.

Submit semi-annual status reports that include but is not limited to an updated site map, documentation of monitoring well/recovery well installations, tables of groundwater sampling results and groundwater elevations to DNR and Commerce. The groundwater monitoring tables must be comprehensive, containing both the historical results and the results of the additional sampling required by this bid. Each status report must also contain a map of groundwater elevation contours at the site. The semi-annual status reports must be submitted within 45 days of receipt of the results of each semi-annual sampling event. Include documentation of the soil boring activities with the first semi-annual report.

3) Reporting Timeframes:

Within 60 days of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within 45 days of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to

complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

4) Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

B) Bidder's Strategy for Remedial Action

Provide a detailed description of the work to be performed. The description must provide sufficient detail to establish that the proposed strategy will be successful in completing the specified scope of work identified above.

C) Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 3 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 4 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).

3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 5 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

- 1) Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
- 2) Failed to complete the scope of work in a bid in a timely manner.
- 3) Failed to follow DNR rules on the bid project.
- 4) Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
- 5) In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6) Failed to execute a contract with the RP as required in s. Comm 47.69 (1).

- 7) Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Co
COMMERCE #: 53911-9766-00
BRRTS #: 03-11-002129

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Co
COMMERCE #: 53911-9766-00
BRRTS #: 03-11-002129

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Two years of groundwater monitoring (per schedule)	
2	Monthly vacuum truck dual phase extraction for one year	
3	Monitoring Well Replacements	
4	Soil boring investigation	
5	Documentation (reports, correspondence, etc.)	
6	Waste disposal	
	Bid Total	
	Contingency Costs	
1	Replacement of MW-10	
2	Installation of deep water table well	
3	Installation of Additional Recovery Wells (cost per well)	

BID RESPONSE

(3rd Page)

Department of Commerce PECFA Program

SITE NAME: Elsing Oil Co
COMMERCE #: 53911-9766-00
BRRTS #: 03-11-002129

Consulting Firm Name: _____

This response must address all of the site-specific requirements identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm name must be included on all additional pages.* The pages of each Bid Response must be ***stapled*** together. No paper clips or spiral bindings please.